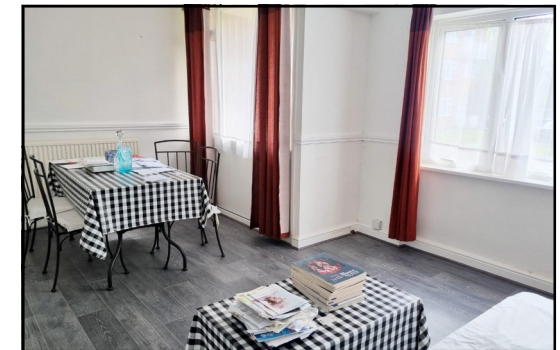


ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- * SPACIOUS DUPLEX APARTMENT
- * THREE BEDROOMS
- * SPACIOUS LOUNGE/DINER
- * MODERN FITTED KITCHEN
- * MODERN FAMILY SHOWER ROOM
- * SEPARATE WC
- * SELF CONTAINED GARDEN AREA
- * COMMUNAL PARKING
- * PRIME LOCATION
- * NO UPWARD CHAIN



38 Perry Villa Drive, Birmingham, B42 2LQ - Offers in excess of £125,000

Acres are pleased to offer for sale this modern spacious duplex apartment with close proximity to public transport links, local shops and access into city centre Birmingham. The property benefits a good length of lease along with low service charge and ground rent. The property briefly comprises; entrance hallway leading into spacious lounge / diner with door onto balcony area along with modern re-fitted kitchen and staircase leading to first floor with a light and airy landing along with doors into; three spacious bedrooms, modern family shower room with separate W.C.. The property also offers a enclosed garden and communal parking! IDEAL FIRST TIME BUY OR INVESTMENT – NO UPWARD CHAIN!

Accessed via pathway leading to apartment door giving direct access into;

HALLWAY : Stairs to first floor, cupboard space, radiator and doors into;

LIVING ROOM/DINING ROOM: 11'5 x 16'8 : A great size living / dining area with radiator and double glazed window to rear along with door giving access to balcony area.

KITCHEN: 8'7 x 9'2 : Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven, electric hob, tiling to splashback, tiling to floor, wall mounted central heating boiler, space and plumbing for washing machine, radiator.

LANDING: A light and airy landing with doors into;

BEDROOM ONE: 10'7 x 11'7 : A great size double bedroom with double glazed window to rear and radiator.

BEDROOM TWO: 6'8 x 11'7 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 8'5 x 9'8 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM : Modern fitted suite with walk in shower over, wash hand basin tiling to walls, radiator and double glazed opaque window to front.

SEPARATE W.C. Close coupled WC and double glazed opaque window to front.

GARDEN: A good size garden area solely for the use of 38 Perry Villa Drive.

TENURE: We have been informed by the vendors that property is **Leasehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: A.

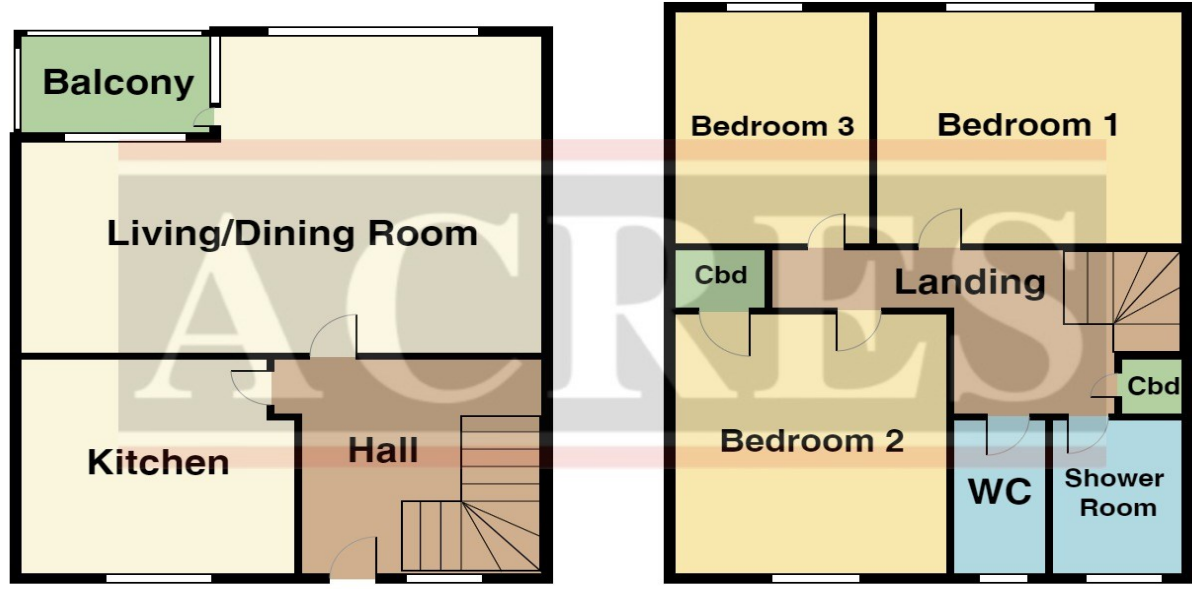


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

PERRY VILLA DRIVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

PERRY VILLA CRESCENT